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Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 03, 2005 To Tuesday, January 04, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1621
APPLICANT:	WHARF ASSOCIATES c/o RFS HOTEL INVESTORS, INC.
PARCEL NO.:	0029 003
PARCEL	0590 0000 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,907,090.00
APPLICANT'S	$11,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0634
APPLICANT:	RFS PARTNERSHIP c/o CNL HOSPITALITY
PARCEL NO.:	0029 003
PARCEL	0590 0000 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,314,825.00
APPLICANT'S	$11,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 03, 2005 To Tuesday, January 04, 2005
9:30 AM (ALL DAY)

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 4, 2005 at 10:08 a.m.

Present: Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board and parties took action on administrative issues only on the original of the respective applications. Neither party gave testimony on the merits of valuation, nor was there any action by the Board regarding the merits of valuation, on the respective applications.

Appeal No.	Name	Disposition
2002-1621	Wharf Associates	Continued to 3/14/05
2003-0634	RFS Partnership	Continued to 3/14/05

There being no further business, the Board, at the hour of 10:55 recessed to reconvene Wednesday, January 5, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 6, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 05, 2005
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0541
APPLICANT:	EU, JAMES
PARCEL NO.:	0288 016
PARCEL ADDRESS:	0260 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,072,907.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0543
APPLICANT:	EU, JAMES
PARCEL NO.:	0269 006
PARCEL ADDRESS:	0318 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,758,631.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
DEC 29 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 05, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0849
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
TOPIC:	Appeal bifurcated into two phases; the Board will first hear and decide the legal issue of whether or not there was a change in ownership. A hearing on the merits of valuation to be scheduled at a later date.
CURRENT ASSESSMENT:	$17,790,000.00
APPLICANT'S OPINION:	$5,674,576.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0850
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 061
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,145,800.00
APPLICANT'S OPINION:	$5,674,576.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, January 5, 2005 at 9:43 a.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney: Marie Blits

Certified Court Reporter Present

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board agreed to bifurcate the proceedings and heard evidence and testimony from the parties regarding the legal issue of the 2001 change in ownership only. Neither party gave testimony on the merits of valuation for the below applications. The Board took certain action, as specified under this date, on the original of the respective applications with regard to the change in ownership issue only:

Appeal No.	Name	Disposition
2003-0849	CB-1 Entertainment Partners, LP	Submitted for deliberation and action on the change in ownership issue only
2003-0850	CB-1 Entertainment Partners, LP	Continued

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-0541	James Eu	Denied, No Show
2003-0543	James Eu	Denied, No Show

There being no further business, the Board, at the hour of 12:10 p.m., recessed to reconvene on Thursday, January 6, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 6, 2005

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 06, 2005 To Thursday, January 06, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0577
APPLICANT:	CAPSTAR SAN FRANCISCO CO LLC
PARCEL NO.:	0020 001
PARCEL	0211 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$92,609,124.00
APPLICANT'S	$27,781,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
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Assessment Appeals Board

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 6, 2005 at 9:40 a.m.

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Present: Alec Lambie, Diane Robinson and David Wilbur

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0577	Capstar San Francisco, LLC	A.V. Lowered (Assessor) By a 2-1 vote, with member Wilbur dissenting.

There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Monday, January 10, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 24, 2005

Phone (415) 554-6778
FAX (415) 554-6775
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E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, JANUARY 7, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Closed Session to review with legal counsel the Board's preliminary draft of its findings of fact document for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A)	APPLICATION:	2002-0935
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 026
	PARCEL ADDRESS:	0555 CALIFORNIA ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$685,771,013.00
	APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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Assessment Appeals Board

B)	APPLICATION:	2002-0936
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 027
	PARCEL ADDRESS:	0000
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$83,754,674.00
	APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
C)	APPLICATION:	2002-0933
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 029
	PARCEL ADDRESS:	315 MONTGOMERY ST.
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$67,402,759.00
	APPLICANT'S REVISED OPINION OF VALUE:	$41,000,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, JANUARY 10, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Closed Session to deliberate valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A.	**APPLICATION:**	**2003-1897**
	APPLICANT:	CIFMI JOINT VENTURE
	PARCEL NO.:	2003900406
	PARCEL ADDRESS:	3440 CALIFORNIA ST,
	TOPIC:	PERSONAL PROPERTY/FIXTURES
	CURRENT ASSESSMENT:	$739,031.00
	APPLICANT'S OPINION:	$1.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	PERSONAL PROPERTY
	ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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B. APPLICATION: 2003-1898

APPLICANT:	CIFMI JOINT VENTURE
PARCEL NO.:	2003900405
PARCEL ADDRESS:	3440 CALIFORNIA ST,
TOPIC:	PERSONAL PROPERTY/FIXTURES
CURRENT ASSESSMENT:	$739,031.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	PERSONAL PROPERTY
ROLL TYPE:	ESCAPE

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JANUARY 12, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Closed Session to review legal issues with counsel and to deliberate valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A)	APPLICATION:	2002-1302
	APPLICANT:	ONE BUSH I DELAWARE, INC.
	PARCEL NO.:	0290 011
	PARCEL ADDRESS:	0001 BUSH ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$97,100,532.00
	APPLICANT'S REVISED OPINION OF VALUE:	$73,800,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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Assessment Appeals Board

B)	APPLICATION:	2002-1303
	APPLICANT:	ONE BUSH I DELAWARE, INC.
	PARCEL NO.:	0290 011
	PARCEL ADDRESS:	0000
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$4,244,832.00
	APPLICANT'S REVISED OPINION OF VALUE:	$1,000,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

C)	APPLICATION:	2003-0400
	APPLICANT:	SAKTI INTERNATIONAL
	PARCEL NO.:	0237 011
	PARCEL ADDRESS:	260 CALIFORNIA ST.
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$17,511,492.00
	APPLICANT'S REVISED OPINION OF VALUE:	$8,200,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

– San Francisco

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 13, 2005 To Thursday, January 13, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0382
APPLICANT:	CITY NIGHTS LTD, %BRIT HAHN
PARCEL NO.:	2003202390
PARCEL	00000715 00000000 HARRISON ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$96,622.00
APPLICANT'S	$9,399.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0450
APPLICANT:	KIESCHENBAUM, RUSSELL
PARCEL NO.:	5203 066
PARCEL	1570 1580 BURKE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,277,422.00
APPLICANT'S	$2,482,752.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 04 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0546
APPLICANT:	SAFEWAY INC. PLEASANTON
PARCEL NO.:	2003200690
PARCEL	00000730 00000000 TARAVAL ST, 0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,768,787.00
APPLICANT'S	$1,142,970.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0801
APPLICANT:	SQUIRE, SANDERS & DEMPSEY LLP
PARCEL NO.:	2003207335
PARCEL	00000001 00000000 MARITIME PLZ, 0300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,116,726.00
APPLICANT'S	$943,510.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1057
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2003209254
PARCEL	00000455 00000000 MARKET ST, 1690
TOPIC:	
CURRENT ASSESSMENT:	$322,301.00
APPLICANT'S	$185,749.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1058
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2003207059
PARCEL	00000001 00000000 MARKET LANDMARK BLDG , 0200
TOPIC:	
CURRENT ASSESSMENT:	$2,699,537.00
APPLICANT'S	$1,266,208.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1228
APPLICANT:	MURATORE, RICHARD
PARCEL NO.:	5423A004A
PARCEL	1970 0000 CARROLL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,931,670.00
APPLICANT'S	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1417
APPLICANT:	CRUNCH FITNESS INT'L
PARCEL NO.:	2003208443
PARCEL	00001000 00000000 VAN NESS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,223,872.00
APPLICANT'S	$1,111,936.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1430
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3583 071
PARCEL	0501 0000 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,412,309.00
APPLICANT'S	$692,309.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1431
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3583 072
PARCEL	0501 0000 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,580,750.00
APPLICANT'S	$774,878.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1432
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	3583 073
PARCEL	0501 0000 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$486,607.00
APPLICANT'S	$238,533.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1851
APPLICANT:	LOW, KENDRICK & V
PARCEL NO.:	6093 028
PARCEL	0531 0000 MOSCOW ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$531,000.00
APPLICANT'S	$375,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 13, 2005 To Thursday, January 13, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1073
APPLICANT:	HARJANI, JESSIE
PARCEL NO.:	6745 060
PARCEL	2885 2895 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,490,053.00
APPLICANT'S	$1,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1566
APPLICANT:	PERSONS, THOMAS
PARCEL NO.:	1552 038
PARCEL	0530 0000 10TH AVE,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$1,514,000.00
APPLICANT'S	$1,150,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1677
APPLICANT:	CHAN-SEW, RAPHAEL
PARCEL NO.:	1637 026
PARCEL	0646 0000 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,405,832.00
APPLICANT'S	$1,201,292.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1690
APPLICANT:	LEMBI, FRANK
PARCEL NO.:	1413 047
PARCEL	0266 0000 21ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,324,416.00
APPLICANT'S	$2,102,254.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1965
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900027
PARCEL	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$138,940.00
APPLICANT'S	$48,620.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1966
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900028
PARCEL	00001359 00000000 PINE ST, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$101,501.00
APPLICANT'S	$35,580.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1967
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900029
PARCEL	00001359 00000000 PINE ST, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$64,441.00
APPLICANT'S	$20,135.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1968
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900030
PARCEL	00002121 00000000 PINE ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$372,164.00
APPLICANT'S	$9,285.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1969
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900031
PARCEL	00002121 00000000 PINE ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$364,850.00
APPLICANT'S	$4,525.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1970
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900033
PARCEL	00002707 00000000 PINE ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$881,501.00
APPLICANT'S	$49,791.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1971
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900034
PARCEL	00001575 00000000 07TH AVE, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$373,991.00
APPLICANT'S	$15,692.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1972
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900035
PARCEL	00001575 00000000 07TH AVE, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$208,785.00
APPLICANT'S	$25,257.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1973
APPLICANT:	KINDRED NURSING CENTERS WEST, LLC
PARCEL NO.:	2004900036
PARCEL	00001575 00000000 07TH AVE, 0000
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$181,710.00
APPLICANT'S	$13,339.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 of the City and County of San Francisco, Thursday, January 13, 2005 at 9:30 a.m.

Present: Richard Lee, Adrienne Lacau and John McGary

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Quorum present

Chairperson: John McGary, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2003-1228	Richard Muratore	A.V.Lowered (Board)
2003-1851	Kendrick & V Low	A.V.Lowered (Board)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-0382	City Nights Ltd.	Denied (no show)
2003-0450	Russell Kieschenbaum	Withdrawn
2003-0546	Safeway Inc.	Withdrawn
2003-0801	Squire, Sanders & Dempsey LLP	Postponed
2003-1057	Microsoft Corporation	Withdrawn
2003-1058	Microsoft Corporation	Withdrawn
2003-1417	Chunch Fitness Intl	Postponed
2003-1430	Bank of America	Postponed
2003-1431	Bank of America	Postponed
2003-1432	Bank of America	Postponed

RECESS

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Richard Lee, John McGary and Adrienne Lacau

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

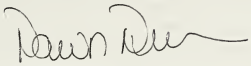
Appeal No.	Name	Disposition
2003-1566	Thomas Persons	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-1073	Jessie Harjani	Denied (no show)
2003-1677	Raphael Chan-Sew	Withdrawn
2003-1690	Frank Lembi	Withdrawn
2003-1965	Kindred Nursing Centers West	Postponed
2003-1966	Kindred Nursing Centers West	Postponed
2003-1967	Kindred Nursing Centers West	Postponed
2003-1968	Kindred Nursing Centers West	Postponed
2003-1969	Kindred Nursing Centers West	Postponed
2003-1970	Kindred Nursing Centers West	Postponed
2003-1971	Kindred Nursing Centers West	Postponed
2003-1972	Kindred Nursing Centers West	Postponed
2003-1973	Kindred Nursing Centers West	Postponed

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Friday, January 14, 2005 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on Friday, January 14, 2005

San Francisco

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, January 14, 2005 To Friday, January 14, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0431
APPLICANT:	MARSH USA, INC.
PARCEL NO.:	2001207140
PARCEL	00000003 00000000 EMBARCADERO CENTER , 0200
TOPIC:	
CURRENT ASSESSMENT:	$11,397,197.00
APPLICANT'S	$3,638,160.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0809
APPLICANT:	MARSH USA, INC.
PARCEL NO.:	2002400375
PARCEL	00000003 00000000 EMBARCADERO CENTER , 0200
TOPIC:	
CURRENT ASSESSMENT:	$11,679,903.00
APPLICANT'S	$6,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0564
APPLICANT:	KPMG, LLP
PARCEL NO.:	2003200605
PARCEL	00000003 00000000 EMBARCADERO CENTER , 2000
TOPIC:	
CURRENT ASSESSMENT:	$9,342,847.00
APPLICANT'S	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0565
APPLICANT:	MARSH USA, INC.
PARCEL NO.:	2003206545
PARCEL	00000003 00000000 EMBARCADERO CENTER , 0200
TOPIC:	
CURRENT ASSESSMENT:	$10,359,842.00
APPLICANT'S	$5,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0566
APPLICANT:	NTTVerio, Inc.
PARCEL NO.:	2003207582
PARCEL	00000630 00000000 03RD ST,
TOPIC:	
CURRENT ASSESSMENT:	$5,546,122.00
APPLICANT'S	$2,800,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0767
APPLICANT:	1863-1875 MISSION STREET, LLC
PARCEL NO.:	3548 032
PARCEL	1875 0000 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,014,207.00
APPLICANT'S	$2,280,500.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0074
APPLICANT:	NU CONCEPTS MANAGEMENT GROUP
PARCEL NO.:	2004206148
PARCEL	00000520 00000000 04TH ST,
CURRENT ASSESSMENT:	$1,864,500.00
APPLICANT'S	$1,043,039.91
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0075
APPLICANT:	1863-1875 MISSION STREET, LLC
PARCEL NO.:	3548 033
PARCEL	1863 0000 MISSION ST,
CURRENT ASSESSMENT:	$1,344,000.00
APPLICANT'S	$1,140,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0076
APPLICANT:	1863-1875 MISSION STREET, LLC
PARCEL NO.:	3548 033
PARCEL	1863 0000 MISSION ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,344,000.00
APPLICANT'S	$1,140,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, January 14, 2005 at 9:30 a.m.

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Present: Adrienne Lacau, Margaret Ruxton and Richard Lee

Quorum present

Chairperson: Adrienne Lacau, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2001-0431	Marsh USA, Inc.	A.V.Lowered (Assessor)
2002-0809	Marsh USA, Inc.	A.V.Lowered (Assessor)
2002-2268	Marsh USA, Inc.	Penalty Waived
2003-0565	Marsh USA, Inc.	A.V.Lowered (Assessor)
2003-0767	1863-1875 Mission Street, LLC	A.V.Lowered (Assessor)
2004-0075	1863-1875 Mission Street, LLC	A.V.Lowered (Assessor)
2004-0076	1863-1875 Mission Street, LLC	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-0564	KPMG, LLP	Postponed
2003-0566	NTTVerio, Inc.	Postponed
2004-0074	NU Concepts Management	Withdrawn

There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Thursday, January 27, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, January 28, 2005

San Francisco

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 18, 2005 To Tuesday, January 18, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1925
APPLICANT:	SFH ASSOCIATES, LP
PARCEL NO.:	0255 002
PARCEL	0001 0000 NOB HILL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,047,780.00
APPLICANT'S	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0097
APPLICANT:	BASS HOTELS INTERNATIONAL LTD
PARCEL NO.:	0255 002
PARCEL	0001 0000 NOB HILL ,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$57,792,541.00
APPLICANT'S	$55,792,541.00
TAXABLE YEAR:	1997
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

DATE POSTED
JAN 11 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 18, 2005 To Tuesday, January 18, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0570
APPLICANT:	BASS HOTELS INTERNATIONAL LTD
PARCEL NO.:	0255 002
PARCEL	0001 0000 NOB HILL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,329,458.00
APPLICANT'S	$21,496,397.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, JANUARY 18, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Closed Session to review legal issues with counsel and to deliberate valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

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A)	APPLICATION:	2002-1302
	APPLICANT:	ONE BUSH I DELAWARE, INC.
	PARCEL NO.:	0290 011
	PARCEL ADDRESS:	0001 BUSH ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$97,100,532.00
	APPLICANT'S REVISED OPINION OF VALUE:	$73,800,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

B)	APPLICATION:	2002-1303
	APPLICANT:	ONE BUSH I DELAWARE, INC.
	PARCEL NO.:	0290 011
	PARCEL ADDRESS:	0000
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$4,244,832.00
	APPLICANT'S REVISED OPINION OF VALUE:	$1,000,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

C)	APPLICATION:	2003-0400
	APPLICANT:	SAKTI INTERNATIONAL
	PARCEL NO.:	0237 011
	PARCEL ADDRESS:	260 CALIFORNIA ST.
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$17,511,492.00
	APPLICANT'S REVISED OPINION OF VALUE:	$8,200,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JANUARY 19, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Closed Session to review with legal counsel the Board's preliminary draft of its findings of fact document for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A)	APPLICATION:	2002-0935
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 026
	PARCEL ADDRESS:	0555 CALIFORNIA ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$685,771,013.00
	APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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Assessment Appeals Board

B)	APPLICATION:	2002-0936
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 027
	PARCEL ADDRESS:	0000
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$83,754,674.00
	APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
C)	APPLICATION:	2002-0933
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 029
	PARCEL ADDRESS:	315 MONTGOMERY ST.
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$67,402,759.00
	APPLICANT'S REVISED OPINION OF VALUE:	$41,000,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 20, 2005 To Friday, January 21, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0641
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 005
PARCEL	0388 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,978,291.00
APPLICANT'S	$22,509,237.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0642
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 004
PARCEL	0388 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,550,396.00
APPLICANT'S	$4,458,359.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 11 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0643
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 003
PARCEL	0388 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,192,234.00
APPLICANT'S	$538,194.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 20, 2005 To Friday, January 21, 2005
9:30 AM (ALL DAY)

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amended

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0641
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,978,291.00
APPLICANT'S OPINION:	$22,509,237.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0642
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,550,396.00
APPLICANT'S OPINION:	$4,458,359.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

AMENDED
JAN 14 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0643
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,192,234.00
APPLICANT'S OPINION:	$538,194.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Pursuant to the Assessment Appeals Board Notice of Intended Action of November 23, 2004, the Board to hold a hearing to discuss and take possible action on the 2002 valuation for the below listed parcels of real property described as residential units physically located on floors 18 and above at 388 Market Street, but commonly known as 1 Pine Street. The Board's Notice of Intended Action is to equalize the value of block 0265, lots 003, 004, 005 (appeal application referenced above), together with all of the below referenced parcels, as a single-economic unit.

	Property Owner	Parcel No.	Intended Action / Proposed Increase
1.	Honorway Investments	0265 007	Not to exceed the factored base year value
2.	Honorway Investments	0265 008	Not to exceed the factored base year value
3.	Honorway Investments	0265 009	Not to exceed the factored base year value
4.	Honorway Investments	0265 010	Not to exceed the factored base year value
5.	Honorway Investments	0265 011	Not to exceed the factored base year value
6.	Honorway Investments	0265 012	Not to exceed the factored base year value
7.	Honorway Investments	0265 013	Not to exceed the factored base year value
8.	Honorway Investments	0265 014	Not to exceed the factored base year value
9.	Honorway Investments	0265 015	Not to exceed the factored base year value
10.	Honorway Investments	0265 016	Not to exceed the factored base year value
11.	Honorway Investments	0265 017	Not to exceed the factored base year value
12.	Honorway Investments	0265 018	Not to exceed the factored base year value
13.	Honorway Investments	0265 019	Not to exceed the factored base year value
14.	Honorway Investments	0265 020	Not to exceed the factored base year value
15.	Honorway Investments	0265 021	Not to exceed the factored base year value
16.	Honorway Investments	0265 022	Not to exceed the factored base year value
17.	Honorway Investments	0265 023	Not to exceed the factored base year value
18.	Honorway Investments	0265 024	Not to exceed the factored base year value
19.	Honorway Investments	0265 025	Not to exceed the factored base year value
20.	Honorway Investments	0265 026	Not to exceed the factored base year value
21.	Honorway Investments	0265 027	Not to exceed the factored base year value
22.	Honorway Investments	0265 028	Not to exceed the factored base year value
23.	Honorway Investments	0265 029	Not to exceed the factored base year value
24.	Honorway Investments	0265 030	Not to exceed the factored base year value
25.	Honorway Investments	0265 031	Not to exceed the factored base year value
26.	Honorway Investments	0265 032	Not to exceed the factored base year value
27.	Honorway Investments	0265 033	Not to exceed the factored base year value
28.	Honorway Investments	0265 034	Not to exceed the factored base year value
29.	Honorway Investments	0265 035	Not to exceed the factored base year value
30.	Honorway Investments	0265 036	Not to exceed the factored base year value
31.	Honorway Investments	0265 037	Not to exceed the factored base year value
32.	Honorway Investments	0265 038	Not to exceed the factored base year value
33.	Honorway Investments	0265 039	Not to exceed the factored base year value
34.	Honorway Investments	0265 040	Not to exceed the factored base year value

35.	Honorway Investments	0265 041	Not to exceed the factored base year value
36.	Honorway Investments	0265 042	Not to exceed the factored base year value
37.	Honorway Investments	0265 043	Not to exceed the factored base year value
38.	Honorway Investments	0265 044	Not to exceed the factored base year value
39.	Honorway Investments	0265 045	Not to exceed the factored base year value
40.	Honorway Investments	0265 046	Not to exceed the factored base year value
41.	Honorway Investments	0265 047	Not to exceed the factored base year value
42.	Honorway Investments	0265 048	Not to exceed the factored base year value
43.	Honorway Investments	0265 049	Not to exceed the factored base year value
44.	Honorway Investments	0265 050	Not to exceed the factored base year value
45.	Honorway Investments	0265 051	Not to exceed the factored base year value
46.	Honorway Investments	0265 052	Not to exceed the factored base year value
47.	Honorway Investments	0265 053	Not to exceed the factored base year value
48.	Honorway Investments	0265 054	Not to exceed the factored base year value
49.	Honorway Investments	0265 055	Not to exceed the factored base year value
50.	Honorway Investments	0265 056	Not to exceed the factored base year value
51	Honorway Investments	0265 057	Not to exceed the factored base year value
.52.	Honorway Investments	0265 058	Not to exceed the factored base year value
53.	Honorway Investments	0265 059	Not to exceed the factored base year value
54.	Honorway Investments	0265 060	Not to exceed the factored base year value
55.	Honorway Investments	0265 061	Not to exceed the factored base year value
56.	Honorway Investments	0265 062	Not to exceed the factored base year value
57.	Honorway Investments	0265 063	Not to exceed the factored base year value
58.	Honorway Investments	0265 064	Not to exceed the factored base year value
59.	Honorway Investments	0265 065	Not to exceed the factored base year value
60.	Honorway Investments	0265 066	Not to exceed the factored base year value
61.	Honorway Investments	0265 067	Not to exceed the factored base year value
62.	Honorway Investments	0265 068	Not to exceed the factored base year value
63.	Honorway Investments	0265 069	Not to exceed the factored base year value

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 20, 2005 at 9:35 a.m.

Present: Gordon Huseby, Carol Ruth Silver and David Wilbur

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

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The following listed applicant for change in the assessed valuation of properties affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0641	Honorway Investments	Continued
2002-0642	Honorway Investments	Continued
2002-0643	Honorway Investments	Continued
None Filed; Board served Notice of Intent to Equalize	Honorway Investments for Block 0265, lots 007 to 069	Continued

There being no further business, the Board, at the hour of 11:02 a.m., recessed to reconvene Monday, January 24, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 24, 2005

San Francisco

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 24, 2005 To Monday, January 24, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1668
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 084
PARCEL	0022 0026 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,691,800.00
APPLICANT'S	$14,999,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1669
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 087
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,928,660.00
APPLICANT'S	$15,998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1670
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 001
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,366,708.00
APPLICANT'S	$7,499,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1671
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 002
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,683,354.00
APPLICANT'S	$3,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1672
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 003
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,683,354.00
APPLICANT'S	$3,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1673
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 004
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,585,732.00
APPLICANT'S	$3,250,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1674
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 005
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,514,392.00
APPLICANT'S	$19,498,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0649
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 001
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,674,041.00
APPLICANT'S	$9,846,016.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0650
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 002
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,837,021.00
APPLICANT'S	$4,922,508.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0651
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 003
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,837,021.00
APPLICANT'S	$4,922,508.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0652
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 005
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,304,679.00
APPLICANT'S	$25,317,468.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0653
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 084
PARCEL	0022 0026 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,305,636.00
APPLICANT'S	$19,665,033.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0654
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 087
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,587,233.00
APPLICANT'S	$21,097,890.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0655
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 004
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,717,446.00
APPLICANT'S	$4,219,578.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0458
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 001
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,966,674.00
APPLICANT'S	$4,790,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0459
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 002
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,983,337.00
APPLICANT'S	$2,395,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0460
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 003
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,983,337.00
APPLICANT'S	$2,395,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0461
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 004
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,842,860.00
APPLICANT'S	$2,052,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0462
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 005
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,057,166.00
APPLICANT'S	$12,316,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0463
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 084
PARCEL	0022 0026 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,890,111.00
APPLICANT'S	$9,566,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0464
APPLICANT:	US PROPERTY INVESTMENT FUND GMBH
PARCEL NO.:	3721 087
PARCEL	0100 0000 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,214,305.00
APPLICANT'S	$10,263,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 24, 2005 at 9:40 a.m.

Present: Carol Ruth Silver, Diane Robinson and Gordon Huseby

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

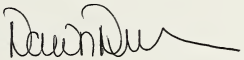
Appeal No.	Name	Disposition
2002-1668	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)
2002-1669	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)
2002-1670	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)
2002-1671	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)
2002-1672	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)
2002-1673	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)
2002-1674	US Property Investment Fund	A.V.Lowered (Assessor) (By a 2-1 vote, with member Huseby dissenting)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-0649	Us Property Investment Fund	Postponed
2003-0650	Us Property Investment Fund	Postponed
2003-0651	Us Property Investment Fund	Postponed
2003-0652	Us Property Investment Fund	Postponed
2003-0653	Us Property Investment Fund	Postponed
2003-0654	Us Property Investment Fund	Postponed
2003-0655	Us Property Investment Fund	Postponed
2004-0458	Us Property Investment Fund	Postponed
2004-0459	Us Property Investment Fund	Postponed
2004-0460	Us Property Investment Fund	Postponed
2004-0461	Us Property Investment Fund	Postponed
2004-0462	Us Property Investment Fund	Postponed
2004-0463	Us Property Investment Fund	Postponed
2004-0464	Us Property Investment Fund	Postponed

There being no further business, the Board, at the hour of 11:45 a.m., recessed to reconvene Tuesday, January 25, 2005 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, January 31, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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177
41
1/25/05
cancelled

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 25, 2005
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once, for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0114
APPLICANT:	DATAM S. F. PARTNERSHIP
PARCEL NO.:	0326 011
PARCEL ADDRESS:	0222 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,071,405.00
APPILCANT'S OPINION:	$40,600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0113
APPLICANT:	DATAM S. F. PARTNERSHIP
PARCEL NO.:	0326 012
PARCEL ADDRESS:	0275 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,164,541.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

CANCELED
CANCELED
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DATE POSTED
JAN 19 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 25, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0116
APPLICANT:	DATAM S. F. PARTNERSHIP
PARCEL NO.:	0326 013
PARCEL ADDRESS:	0275 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,373,200.00
APPILCANT'S OPINION:	$5,400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0117
APPLICANT:	DATAM S. F. PARTNERSHIP
PARCEL NO.:	0326 020
PARCEL ADDRESS:	0222 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,433,175.00
APPILCANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

TUESDAY, JANUARY 25, 2005
1:30 PM

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1) Public Comment on any agenda item.

2) Closed Session to deliberate valuation for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A. APPLICATION: 2003-0952

APPLICANT:	AVASTA, INC. C/O NAVISITE, INC.
PARCEL NO.:	2003930052
PARCEL ADDRESS:	1777 MONTGOMERY STREET
TOPIC:	PERSONAL PROPERTY/FIXTURES
CURRENT ASSESSMENT:	$4,248,741
APPLICANT'S OPINION:	$1,286,210
TAXABLE YEAR:	2001
APPEAL TYPE:	PERSONAL PROPERTY
ROLL TYPE:	ESCAPE

B. APPLICATION: 2003-1200

APPLICANT:	AVASTA, INC. C/O NAVISITE, INC.
PARCEL NO.:	2003400305
PARCEL ADDRESS:	1777 MONTGOMERY STREET
TOPIC:	PERSONAL PROPERTY/FIXTURES/PENALTY
CURRENT ASSESSMENT:	$4,982,985
APPLICANT'S OPINION:	$111,300

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TAXABLE YEAR:	2003
APPEAL TYPE:	PERSONAL PROPERTY
ROLL TYPE:	ESCAPE

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

San Francisco

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 27, 2005 To Thursday, January 27, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0808
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2002204380
PARCEL	00000045 00000000 FREMONT ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$12,924,528.00
APPLICANT'S	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1597
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2002208408
PARCEL	00000575 00000000 FLORIDA ST,
TOPIC:	
CURRENT ASSESSMENT:	$3,773,131.00
APPLICANT'S	$900,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1598
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2002208172
PARCEL	00000151 00000000 UNION ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,127,985.00
APPLICANT'S	$5,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0491
APPLICANT:	LEEMAH PROPERTY, INC.
PARCEL NO.:	2003201190
PARCEL	00001088 00000000 SANSOME ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$3,185,587.00
APPLICANT'S	$400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0540
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2003204039
PARCEL	00000045 00000000 FREMONT ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$14,913,154.00
APPLICANT'S	$7,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0563
APPLICANT:	THELEN, REID & PRIEST, LLP
PARCEL NO.:	2003200968
PARCEL	00000101 00000000 02ND ST, 1800
TOPIC:	
CURRENT ASSESSMENT:	$9,571,924.00
APPLICANT'S	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1213
APPLICANT:	HAAS, MICHELE
PARCEL NO.:	1755 007
PARCEL	1285 0000 06TH AVE,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$860,000.00
APPLICANT'S	$700,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1214
APPLICANT:	HAAS, MICHELE
PARCEL NO.:	1755 007
PARCEL	1285 0000 06TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,743.00
APPLICANT'S	$750,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1226
APPLICANT:	LEE MAH
PARCEL NO.:	2003205552
PARCEL	00001301 00000000 FOLSOM ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,177,929.00
APPLICANT'S	$550,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1231
APPLICANT:	LEE MAH
PARCEL NO.:	3519 001
PARCEL	1301 1325 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,084,608.00
APPLICANT'S	$1,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1956
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2000205023
PARCEL	00000045 00000000 FREMONT ST, 33RD FLR
TOPIC:	Other
CURRENT ASSESSMENT:	$10,410,925.00
APPLICANT'S	$5,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1957
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2004900136
TOPIC:	
CURRENT ASSESSMENT:	$3,199,536.00
APPLICANT'S	$0.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 27, 2005 To Thursday, January 27, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1355
APPLICANT:	BRYANT SQUARE, LLC c/o SKS INVESTMENTS
PARCEL NO.:	4080 060
PARCEL	0000 0000 SITUS TO BE ASSIGNED ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$860,156.00
APPLICANT'S	$380,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1356
APPLICANT:	BRYANT SQUARE, LLC c/o SKS INVESTMENTS
PARCEL NO.:	4080 062
PARCEL	0000 0000 SITUS TO BE ASSIGNED ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$383,516.00
APPLICANT'S	$180,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1357
APPLICANT:	BRYANT SQUARE, LLC c/o SKS INVESTMENTS
PARCEL NO.:	4080 063
PARCEL	2747 0000 19TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,659,911.00
APPLICANT'S	$1,250,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1653
APPLICANT:	TOWNSEND STREET WEST, LLC
PARCEL NO.:	1286 001
PARCEL	0553 0000 BELVEDERE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,378,530.00
APPLICANT'S	$1,150,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1812
APPLICANT:	LATHAM & WATKINS
PARCEL NO.:	2003900319
PARCEL	00000505 00000000 MONTGOMERY ST, 0900
TOPIC:	
CURRENT ASSESSMENT:	$3,537,239.00
APPLICANT'S	$100.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1813
APPLICANT:	LATHAM & WATKINS
PARCEL NO.:	2003900320
PARCEL	00000505 00000000 MONTGOMERY ST, 0900
TOPIC:	
CURRENT ASSESSMENT:	$2,770,921.00
APPLICANT'S	$100.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0077
APPLICANT:	IXC BUSINESS SERVICES LLC
PARCEL NO.:	2004900262
PARCEL	00000665 00000000 03RD ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$3,264,281.00
APPLICANT'S	$150,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0093
APPLICANT:	KETCHUM INC.
PARCEL NO.:	2004205102
PARCEL	00001050 00000000 BATTERY ST, 0000
TOPIC:	Other
CURRENT ASSESSMENT:	$5,503,112.00
APPLICANT'S	$3,363,790.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 27, 2005 To Thursday, January 27, 2005
1:30 PM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0350
APPLICANT:	DAVIS, KELLEY
PARCEL NO.:	2004207064
PARCEL	00000001 00000000 FRONT ST,
TOPIC:	
CURRENT ASSESSMENT:	$216,287.00
APPLICANT'S	$10,225.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 of the City and County of San Francisco, Thursday, January 27, 2005 at 9:35 a.m.

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Present: Margaret Ruxton, Mervin Conlan and David Wilbur

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0808	Barclays Global Investors	Postponed
2002-1597	William Sonoma, Inc.	Postponed
2002-1598	William Sonoma, Inc.	Postponed
2003-0540	Barclays Global Investors	Postponed
2003-1213	Michele Haas	Denied
2003-1214	Michele Haas	Postponed
2003-1956	Barclays Global Investors	Postponed
2003-1957	Barclays Global Investors	Postponed

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-0491	Lee Mah Property, Inc.	Postponed
2003-0563	Thelen, Reid & Priest, LLP	Postponed
2003-1226	Lee Mah	Postponed
2003-1231	Lee Mah	Postponed

RECESS

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:50 p.m.

Present: Mervin Conlan, Margaret Ruxton and David Wilbur

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2003-1812	Latham & Watkins	Postponed
2003-1813	Latham & Watkins	Postponed
2004-0350	Aetna Life Insurnace & Annuit Co.	Postponed

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2003-1355	Bryant Square, LLC	Withdrawn
2003-1356	Bryant Square, LLC	Withdrawn
2003-1357	Bryant Square, LLC	Withdrawn
2003-1653	Townsend Street West, LLC	Withdrawn
2004-0077	IXC Business Services LLC	Postponed
2004-0093	Ketchum Inc.	Withdrawn

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Friday, January 28, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, January 28, 2005

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, January 28, 2005 To Friday, January 28, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1186
APPLICANT:	SFER INTERNATIONAL, INC.
PARCEL NO.:	2003207227
PARCEL	00000233 00000000 GEARY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,340,865.00
APPLICANT'S	$2,100,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1398
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	1426 018
PARCEL	0600 0000 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,917,900.00
APPLICANT'S	$940,148.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1402
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2067 006
PARCEL	2325 0000 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,680,099.00
APPLICANT'S	$1,313,775.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1404
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2988A032
PARCEL	0290 0000 W WEST PORTAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,015,814.00
APPLICANT'S	$497,949.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1409
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	6955 033
PARCEL	0002 0000 PERSIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,980,849.00
APPLICANT'S	$971,005.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1411
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	1606 001
PARCEL	3701 3709 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$406,277.00
APPLICANT'S	$203,139.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1412
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2405 037
PARCEL	1007 1027 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,470.00
APPLICANT'S	$1,193,859.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0121
APPLICANT:	PORTER, GEORGE
PARCEL NO.:	2004650890
PARCEL	00000000 00000000 , C27
TOPIC:	
CURRENT ASSESSMENT:	$94,500.00
APPLICANT'S	$67,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0124
APPLICANT:	WEED, TAD
PARCEL NO.:	2004400322
PARCEL	00000501 00000000 02ND ST, 0204
TOPIC:	
CURRENT ASSESSMENT:	$994,000.00
APPLICANT'S	$1.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0125
APPLICANT:	LIN, JORMIN
PARCEL NO.:	2828 017
PARCEL	4470 4472 24TH ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$998,000.00
APPLICANT'S	$615,878.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2004-0126
APPLICANT:	LIN, JORMIN
PARCEL NO.:	2828 017
PARCEL	4470 4472 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,057,703.00
APPLICANT'S	$615,878.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 31, 2005 To Monday, January 31, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0109
APPLICANT:	SOUTHBOURNE, INC.
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,048,278.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
JAN 25 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 31, 2005 To Monday, January 31, 2005
9:30 AM (ALL DAY)

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, January 31, 2005 at 9:40 a.m.

Present: Peter Fatooh, Gordon Huseby and Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0109	Southbourne, Inc.	Continued to Thursday, February 3, 2005 at 1:30 pm

There being no further business, the Board, at the hour of 11:25 a.m. recessed to reconvene Tuesday, February 2, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 3, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, FEBRUARY 2, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

1) Public Comment on any agenda item.

2) Closed Session to review with legal counsel the Board's preliminary draft of its findings of fact document for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A)	APPLICATION:	2002-0935
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 026
	PARCEL ADDRESS:	0555 CALIFORNIA ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$685,771,013.00
	APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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Assessment Appeals Board

B)	APPLICATION:	2002-0936
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 027
	PARCEL ADDRESS:	0000
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$83,754,674.00
	APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
C)	APPLICATION:	2002-0933
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 029
	PARCEL ADDRESS:	315 MONTGOMERY ST.
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$67,402,759.00
	APPLICANT'S REVISED OPINION OF VALUE:	$41,000,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 2, 2005 at 9:40 a.m.

Present: Alec Lambie, Thomas Ramm and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

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The Board opened its meeting at 9:40 a.m., and having no public in attendance, at the hour of 9:43 a.m. the Board went into closed session to further review and edit its findings of fact documents for the following listed applications. At the hour of 11:15 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	The Board issued its findings of fact for property at 315 Montgomery Street
2002-0935	555 California Street, LLC	The Board issued its findings of fact for property at 555 California Street
2002-0936	555 California Street, LLC	The Board issued its findings of fact for property at 555 California Street

There being no further business, the Board, at the hour of 11:23 a.m., recessed to reconvene Friday, February 4, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board February 4, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, FEBRUARY 3, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Closed Session to review with legal counsel the Board's preliminary draft of its findings of fact document for the following applications (pursuant to Revenue and Taxation Code Section 1605.4):

A)	APPLICATION:	2002-0935
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 026
	PARCEL ADDRESS:	0555 CALIFORNIA ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$685,771,013.00
	APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

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JAN 28 2005
Assessment Appeals Board

B)	APPLICATION:	2002-0936
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 027
	PARCEL ADDRESS:	0000
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$83,754,674.00
	APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
C)	APPLICATION:	2002-0933
	APPLICANT:	555 CALIFORNIA STREET, LLC
	PARCEL NO.:	0259 029
	PARCEL ADDRESS:	315 MONTGOMERY ST.
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$67,402,759.00
	APPLICANT'S REVISED OPINION OF VALUE:	$41,000,000.00
	TAXABLE YEAR:	2002
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 3, 2005 at 1:30 p.m.

Present: Peter Fatooh, Gordon Huseby and Hayes Miles

Quorum present

Chairperson: Peter Fatooh, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0109	Southbourne, Inc.	A.V.Lowered (Assessor) by a 2-1 vote, with member Huseby dissenting.

There being no further business, the Board, at the hour of 2:15 p.m., recessed to reconvene Friday, February 4, 2005 at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 4, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 4, 2005
9:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Pre-Hearing Conference with the Assessor's office and the Applicant/Agent in preparation of the evidentiary hearing for the following applications (pursuant to Property Tax Rule 305.2):

A. APPLICATION: 2001-0235

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4239 001
PARCEL ADDRESS:	0798V MASSACHUSETTS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$682,450.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

B. APPLICATION: 2001-0236

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4332 006
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,091,630.00
APPLICANT'S OPINION:	$19,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

C. APPLICATION: 2001-0237

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 009
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,928,153.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D. APPLICATION: 2001-0238

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 001
PARCEL ADDRESS:	0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,156.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E. APPLICATION: 2001-0239

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4175 003
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$110,938,892.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

F. APPLICATION: 2001-0240

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 007
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,924,485.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

G. APPLICATION: 2001-0241

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4240 001
PARCEL ADDRESS:	0700V DELAWARE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$682,450.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

H. APPLICATION: 2001-0242

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 008
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,926,514.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

I. APPLICATION: 2001-0243

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4175 002
PARCEL ADDRESS:	0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,197,864.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

J. APPLICATION: 2001-0244

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4175 003
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$12,595,032.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

K. APPLICATION: **2001-0245**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4239 001
PARCEL ADDRESS:	0798V MASSACHUSETTS ST,
TOPIC:	
CURRENT ASSESSMENT:	$655,950.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

L. APPLICATION: **2001-0246**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 001
PARCEL ADDRESS:	0000,
TOPIC:	
CURRENT ASSESSMENT:	$641,250.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

M. APPLICATION: **2001-0247**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4175 002
PARCEL ADDRESS:	0000,
TOPIC:	
CURRENT ASSESSMENT:	$1,151,350.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

N. APPLICATION: **2001-0248**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 007
PARCEL ADDRESS:	0000,
TOPIC:	
CURRENT ASSESSMENT:	$2,810,925.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

O. APPLICATION: 2001-0249

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 008
PARCEL ADDRESS:	0000,
TOPIC:	
CURRENT ASSESSMENT:	$2,812,875.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

P. APPLICATION: 2001-0250

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4240 001
PARCEL ADDRESS:	0700V DELAWARE ST,
TOPIC:	
CURRENT ASSESSMENT:	$655,950.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Q. APPLICATION: 2001-0251

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4175 003
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$106,631,000.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

R. APPLICATION: 2001-0252

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 006
PARCEL ADDRESS:	1301 ILLINOIS ST,
TOPIC:	
CURRENT ASSESSMENT:	$80,826,250.00
APPLICANT'S OPINION:	$19,000,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

S.	**APPLICATION:**	**2001-0253**
	APPLICANT:	SOUTHERN ENERGY POTRERO LLC
	PARCEL NO.:	4232 009
	PARCEL ADDRESS:	0000,
	TOPIC:	
	CURRENT ASSESSMENT:	$2,814,450.00
	APPLICANT'S OPINION:	$1,000.00
	TAXABLE YEAR:	1998
	APPEAL TYPE:	Real Property
	ROLL TYPE:	SUPPLEMENTAL
T.	**APPLICATION:**	**2001-0944**
	APPLICANT:	SOUTHERN ENERGY POTRERO LLC
	PARCEL NO.:	4175 002
	PARCEL ADDRESS:	0000,
	TOPIC:	
	CURRENT ASSESSMENT:	$1,174,377.00
	APPLICANT'S OPINION:	$1,000.00
	TAXABLE YEAR:	2000
	APPEAL TYPE:	Real Property
	ROLL TYPE:	ESCAPE
U.	**APPLICATION:**	**2001-0945**
	APPLICANT:	SOUTHERN ENERGY POTRERO LLC
	PARCEL NO.:	4232 007
	PARCEL ADDRESS:	0000
	TOPIC:	
	CURRENT ASSESSMENT:	$2,867,143.00
	APPLICANT'S OPINION:	$1,000.00
	TAXABLE YEAR:	2000
	APPEAL TYPE:	Real Property
	ROLL TYPE:	ESCAPE
V.	**APPLICATION:**	**2001-0946**
	APPLICANT:	SOUTHERN ENERGY POTRERO LLC
	PARCEL NO.:	4232 008
	PARCEL ADDRESS:	0000
	TOPIC:	
	CURRENT ASSESSMENT:	$2,869,132
	APPLICANT'S OPINION:	$1,000.00
	TAXABLE YEAR:	2000
	APPEAL TYPE:	Real Property
	ROLL TYPE:	ESCAPE

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

W. APPLICATION: **2001-0947**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4240 001
PARCEL ADDRESS:	0700V DELAWARE ST,
TOPIC:	
CURRENT ASSESSMENT:	$669,069.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

X. APPLICATION: **2001-0948**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 009
PARCEL ADDRESS:	0000
TOPIC:	
CURRENT ASSESSMENT:	$2,870,739.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

Y. APPLICATION: **2001-0949**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 001
PARCEL ADDRESS:	0000
TOPIC:	
CURRENT ASSESSMENT:	$654,075.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

Z. APPLICATION: **2001-0950**

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4175 003
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$108,763,620.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

Assessment Appeals Board 1 Hearing
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a. APPLICATION: 2001-0951

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4232 006
PARCEL ADDRESS:	1301 ILLINOIS ST,
TOPIC:	
CURRENT ASSESSMENT:	$82,442,775.00
APPLICANT'S OPINION:	$19,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

b. APPLICATION: 2001-0952

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4239 001
PARCEL ADDRESS:	0798V MASSACHUSETTS ST,
TOPIC:	
CURRENT ASSESSMENT:	$669,069.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

c. APPLICATION: 2001-0953

APPLICANT:	SOUTHERN ENERGY POTRERO LLC
PARCEL NO.:	4230 001
PARCEL ADDRESS:	2700 03RD ST,
TOPIC:	
CURRENT ASSESSMENT:	$28,707,390.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

d. APPLICATION: 2002-0580

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4175 002
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,221,821.00
APPLICANT'S OPINION:	$1,200.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

e. APPLICATION: 2002-0581

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4175 005
PARCEL ADDRESS:	1201 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,735,439.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

f. APPLICATION: 2002-0582

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	2002520677
PARCEL ADDRESS:	1201 ILLINOIS ST,
TOPIC:	
CURRENT ASSESSMENT:	$12,988,009.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

g. APPLICATION: 2002-0583

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4175 006
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$69,422,229.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

h. APPLICATION: 2002-0584

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4175 007
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$42,877,882.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
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i. APPLICATION: 2002-0585

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4230 001
PARCEL ADDRESS:	2700 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,374,045.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

j. APPLICATION: 2002-0586

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4232 001
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,499.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

k. APPLICATION: 2002-0587

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4232 006
PARCEL ADDRESS:	1301 ILLINOIS ST,
TOPIC:	
CURRENT ASSESSMENT:	$85,773,462.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

l. APPLICATION: 2002-0588

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4232 007
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,982,974.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

m. APPLICATION: 2002-0589

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4232 008
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,985,044
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

n. APPLICATION: 2002-0590

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4232 009
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,986,716.00
APPLICANT'S OPINION:	$1,200.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

o. APPLICATION: 2002-0591

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4239 001
PARCEL ADDRESS:	0798V MASSACHUSETTS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$696,099.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

p. APPLICATION: 2002-0592

APPLICANT:	MIRANT POTRERO, LLC
PARCEL NO.:	4240 001
PARCEL ADDRESS:	0700V DELAWARE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$696,099.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 04, 2005
9:00 AM

q.	**APPLICATION:**	**2003-1842**
	APPLICANT:	MIRANT POTRERO, LLC
	PARCEL NO.:	2003900374
	PARCEL ADDRESS:	,
	TOPIC:	
	CURRENT ASSESSMENT:	$12,190,753.00
	APPLICANT'S OPINION:	$2.00
	TAXABLE YEAR:	2000
	APPEAL TYPE:	Personal Property
	ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at Donna_Hall@ci.sf.ca.us.

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Disability Access – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the pre-hearing conference of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, February 4, 2005 at 9:06 a.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Paul Zarefsky

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The Board opened its meeting at 9:06 a.m. and having no public in attendance for comment, the Board went into closed session to review documents received from the parties since the last pre-hearing conference held on December 1, 2004.

At the hour of 10:06 a.m., the Board reconvened in open session and held a second pre-hearing conference with the parties regarding the preparation for the evidentiary hearing on the following applications for the assessed valuation of property affecting the Assessment Roll for various years. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2001-0235	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0236	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0237	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0238	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0239	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0240	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0241	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0242	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05

2001-0243	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0244	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0245	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0246	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0247	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0248	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0249	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0250	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0251	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0252	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0253	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0944	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0945	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0946	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0947	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0948	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0949	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0950	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0951	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2001-0952	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05

2001-0953	Southern Energy Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0580	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0581	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0582	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0583	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0584	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0585	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0586	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0587	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0588	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0589	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0590	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0591	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2002-0592	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05
2003-1842	Mirant Potrero, LLC	Continued; status report due from both parties 3/18/05

There being no further business, the Board, at the hour of 11:23 a.m., recessed to reconvene Tuesday, February 8, 2005, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 8, 2005.

– San Francisco

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 08, 2005 To Tuesday, February 08, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1126
APPLICANT:	THE ROBERT DOLLAR BLDG. ASSOC.
PARCEL NO.:	0261 015
PARCEL	0311 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,635,120.00
APPLICANT'S	$11,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 08, 2005 To Tuesday, February 08, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0092
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL	0710 0000 SANSOME ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$7,200,000.00
APPLICANT'S	$2,565,576.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0684
APPLICANT:	642 HARRISON,LLC
PARCEL NO.:	3750 008
PARCEL	0642 0000 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,471,280.00
APPLICANT'S	$6,385,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0837
APPLICANT:	TEHAMA LLC
PARCEL NO.:	3729 076
PARCEL	1277 0000 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,872,720.00
APPLICANT'S	$1,193,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1289
APPLICANT:	JOHN AND VENETTA ROHAL TRUST
PARCEL NO.:	0583 007
PARCEL	2510 0000 PACIFIC AVE,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$6,600,000.00
APPLICANT'S	$6,400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1713
APPLICANT:	CITI PROPERTIES LLC
PARCEL NO.:	0740 005
PARCEL	0631 0633 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,409,130.00
APPLICANT'S	$1,200,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 8, 2005 at 9:45 a.m.

Present: Carol Ruth Silver, Diane Robinson and David Wilbur

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Dorji Roberts

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2/8/05

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1126	The Robert Dollar Bldg Assoc	A.V.Lowered (Assessor)

RECESS

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Carol Ruth Silver, Diane Robinson and David Wilbur

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Dorji Roberts

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took

certain actions, as specified under this date, on the original of the respective applications(s):

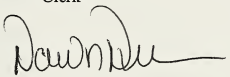
Appeal No.	Name	Disposition
2003-0684	642 Harrison, LLC	A.V.Lowered (Assessor)
2003-1289	John and Venetta Rohal Trust	Denied (no show)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2000-0092	Montgomery Realty Group	Postponed
2003-0837	Tehama LLC	Withdrawn
2003-1713	City Properties LLC	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Wednesday, February 9, 2005 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on Wednesday, February 9, 2005

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 09, 2005 To Wednesday, February 09, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0130
APPLICANT:	HUNT, MONIKA
PARCEL NO.:	0078 001c
PARCEL	0275 0000 TELEGRAPH HILL BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$2,049,103.00
APPLICANT'S	$1,213,884.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0131
APPLICANT:	HUNT, MONIKA
PARCEL NO.:	0078 001C
PARCEL	0275 0000 TELEGRAPH HILL BLVD,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$1,930,000.00
APPLICANT'S	$1,213,884.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0417
APPLICANT:	TEMPLE HOTEL LLC c/o SHORENSTEIN REALTY SERVICES, LP
PARCEL NO.:	0269 022
PARCEL	0469 0000 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,953.00
APPLICANT'S	$630,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1232
APPLICANT:	MOORE INVESTMENT ASSOCIATES, LP
PARCEL NO.:	0509 001
PARCEL	2001 2017 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,074,304.00
APPLICANT'S	$1,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1233
APPLICANT:	QUAN, LAI KING
PARCEL NO.:	0526 019
PARCEL	2526 0000 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,048,746.00
APPLICANT'S	$1,505,520.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1502
APPLICANT:	CALLAN, ROBERT
PARCEL NO.:	0726 014B
PARCEL	1785 0000 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,465,000.00
APPLICANT'S	$1,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 09, 2005 To Wednesday, February 09, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0916
APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,554,735.00
APPLICANT'S	$5,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1788
APPLICANT:	NASHASHIBI, LTD
PARCEL NO.:	3705 008
PARCEL	0816 0818 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,064,648.00
APPLICANT'S	$1,316,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1790
APPLICANT:	PATRICK & CO.
PARCEL NO.:	3722 076
PARCEL	0611 0000 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,977,640.00
APPLICANT'S	$6,358,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1798
APPLICANT:	FAIDI LIVING TRUST
PARCEL NO.:	0175 033
PARCEL	0888 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,849,480.00
APPLICANT'S	$2,453,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1806
APPLICANT:	ZIMMERMAN REVOCABLE TRUST
PARCEL NO.:	0536 013
PARCEL	2450 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,957,244.00
APPLICANT'S	$1,885,200.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1808
APPLICANT:	H & H PARTNERS, LLC
PARCEL NO.:	0740 001
PARCEL	0707 0719 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,169,428.00
APPLICANT'S	$746,100.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1913
APPLICANT:	FAIDI LIVING TRUST
PARCEL NO.:	0175 033
PARCEL	0888 0000 MONTGOMERY ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$5,500,000.00
APPLICANT'S	$3,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 9, 2005 at 9:30 a.m.

Present: Gordon Huseby, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0130	Monika Hunt	Continued
2003-0131	Monika Hunt	Continued
2003-1233	Lai King Quan	A.V. Lowered (Assessor) by a 2 to 1 vote, with Member Huseby dissenting

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0417	Temple Hotel LLC	Postponed
2003-1232	Moore Investment Associates	Withdrawn
2003-1502	Robert Callan	Withdrawn

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Thursday, February 10, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 10, 2005

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 10, 2005 To Thursday, February 10, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0509
APPLICANT:	NATIONAL OFFICE PARTNERS, LP
PARCEL NO.:	3709 019
PARCEL ADDRESS:	0050 0000 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$191,953,800.00
APPLICANT'S OPINION:	$175,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0510
APPLICANT:	NATIONAL OFFICE PARTNERS, LP
PARCEL NO.:	3709 020
PARCEL ADDRESS:	0050 0000 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,186,600.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 10, 2005 To Thursday, February 10, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0511
APPLICANT:	NATIONAL OFFICE PARTNERS, LP
PARCEL NO.:	3709 006A
PARCEL ADDRESS:	0050V 0000 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,078,706.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 10, 2005 at 9:33 a.m.

Present: Hayes Miles, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0509	National Office Partners, LLC	AV Lowered (Assessor)
2003-0510	National Office Partners, LLC	AV Lowered (Assessor)
2003-0511	National Office Partners, LLC	AV Lowered (Assessor)

There being no further business, the Board, at the hour of 10:14 a.m., recessed to reconvene Friday, February 11, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 11, 2005

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E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, FEBRUARY 11, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public Comment on any agenda item.

2) Third Pre-Hearing Conference with the Assessor's office and the Applicant/Agent in preparation of the evidentiary hearing for the following applications (pursuant to Property Tax Rule 305.2):

A) APPLICATION: 2003-0001 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980690 ADDRESS:
CURRENT ASSESSMENT: $337,719,998 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2002 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

B) APPLICATION: 2003-0002 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980689 ADDRESS:
CURRENT ASSESSMENT: $331,098,037 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2001 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

C) APPLICATION: 2003-1096 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2003704723 ADDRESS:
CURRENT ASSESSMENT: $ 344,474,398 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2003 ROLL TYPE: Regular APPEAL TYPE: Possessory Interest

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Assessment Appeals Board

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the pre-hearing conference of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 11, 2005 at 9:38 a.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

The Board opened its meeting at 9:06 a.m. and having no public in attendance for comment, the Board held a third pre-hearing conference with the parties in preparation for the evidentiary hearing on the following applications for the assessed valuation of property affecting the Assessment Roll for various years. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Co.	Continued to 2/25/05
2003-0002	China Basin Ballpark Co.	Continued to 2/25/05
2003-1096	China Basin Ballpark Co.	Continued to 2/25/05

There being no further business, the Board, at the hour of 11:07 a.m., recessed to reconvene Monday, February 14, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 22, 2005

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 14, 2005 To Wednesday, February 16, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1082
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 001
PARCEL	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,284,334.00
APPLICANT'S	$116,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1083
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 013
PARCEL	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,106,664.00
APPLICANT'S	$29,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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FEB 0 8 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0099
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 001
PARCEL	0301 0345 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$230,066,985.00
APPLICANT'S	$124,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0100
APPLICANT:	BREL ST. FRANCIS LLC C/O THE BLACK STONE GROUP L.P
PARCEL NO.:	0307 001
PARCEL	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,052,702.00
APPLICANT'S	$105,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1829
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL	0455 0000 POST ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$90,520,000.00
APPLICANT'S	$50,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1830
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL	0301 0345 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$201,480,000.00
APPLICANT'S	$125,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1831
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL	0455 0000 POST ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$72,416,000.00
APPLICANT'S	$50,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1832
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL	0455 0000 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$92,330,399.00
APPLICANT'S	$50,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1833
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,177,006.00
APPLICANT'S	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1834
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,207,076.00
APPLICANT'S	$150,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1835
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL	0455 0000 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$96,060,547.00
APPLICANT'S	$50,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, FEBRUARY 18, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Second Pre-Hearing Conference with the Assessor's office and the Applicant/Agent in preparation of the evidentiary hearing for the following applications (pursuant to Property Tax Rule 305.2). The Board will hear, discuss and take possible action on the issue of whether or not the February 10, 2000 change in ownership constituted a reassessable event.

A)	APPLICATION:	2001-0152
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 002
	PARCEL ADDRESS:	0030 BEALE ST,
	TOPIC:	Base Year / Change in Ownership
	CURRENT ASSESSMENT:	$21,000,000.00
	APPLICANT'S OPINION:	$1,622,942.00
	TAXABLE YEAR:	1999
	APPEAL TYPE:	Real Property
	ROLL TYPE:	SUPPLEMENTAL
B)	APPLICATION:	2001-0153
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 018
	PARCEL ADDRESS:	0050 BEALE ST,
	TOPIC:	Base Year / Change in Ownership
	CURRENT ASSESSMENT:	$165,000,000.00
	APPLICANT'S OPINION:	$130,761,366.00
	TAXABLE YEAR:	2000
	APPEAL TYPE:	Real Property
	ROLL TYPE:	SUPPLEMENTAL

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C)

APPLICATION:	2001-0154
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$21,000,000.00
APPLICANT'S OPINION:	$1,655,397.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

D)

APPLICATION:	2001-0155
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$21,000,000.00
APPLICANT'S OPINION:	$3,302,403.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

E)

APPLICATION:	2001-0156
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$21,000,000.00
APPLICANT'S OPINION:	$3,367,426.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

F)

APPLICATION:	2001-0157
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$10,700,000.00
APPLICANT'S OPINION:	$1,683,737.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

G)	APPLICATION:	2001-0158
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 018
	PARCEL ADDRESS:	0050 BEALE ST,
	TOPIC:	Base Year / Change in Ownership
	CURRENT ASSESSMENT:	$165,000,000.00
	APPLICANT'S OPINION:	$128,197,422.00
	TAXABLE YEAR:	1999
	APPEAL TYPE:	Real Property
	ROLL TYPE:	SUPPLEMENTAL
H)	APPLICATION:	2001-0159
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 002
	PARCEL ADDRESS:	0030 BEALE ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$21,420,000.00
	APPLICANT'S OPINION:	$1,688,504.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
I)	APPLICATION:	2001-0160
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 014
	PARCEL ADDRESS:	0030 BEALE ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$21,420,000.00
	APPLICANT'S OPINION:	$3,434,774.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
J)	APPLICATION:	2001-0161
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 015
	PARCEL ADDRESS:	0030 BEALE ST,
	TOPIC:	
	CURRENT ASSESSMENT:	$10,914,000.00
	APPLICANT'S OPINION:	$1,751,753.00
	TAXABLE YEAR:	2001
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

K)

APPLICATION:	2001-0162
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$10,700,000.00
APPLICANT'S OPINION:	$1,717,405.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

L)

APPLICATION:	2001-0163
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	
CURRENT ASSESSMENT:	$168,300,000.00
APPLICANT'S OPINION:	$133,376,593.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

M)

APPLICATION:	2002-0520
APPLICANT:	FREMONT SEQUOIA HOLDINGS LP
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,848,400.00
APPLICANT'S OPINION:	$1,722,274.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

N)

APPLICATION:	2002-0521
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,848,400.00
APPLICANT'S OPINION:	$3,503,469.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

O)

APPLICATION:	2002-0522
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,132,280.00
APPLICANT'S OPINION:	$1,786,788.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

P)

APPLICATION:	2002-0523
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$171,666,000.00
APPLICANT'S OPINION:	$106,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Q)

APPLICATION:	2003-0294
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,285,368.00
APPLICANT'S OPINION:	$11,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

R)

APPLICATION:	2003-0295
APPLICANT:	FREMONT SEQUOIA HLDGS LP
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,285,368.00
APPLICANT'S OPINION:	$11,300,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

S)	APPLICATION:	2003-0296
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 015
	PARCEL	0030 0000 BEALE ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$11,354,925.00
	APPLICANT'S OPINION:	$5,800,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR
T)	APPLICATION:	2003-0297
	APPLICANT:	FREMONT SEQUOIA HLDGS LP
	PARCEL NO.:	3710 018
	PARCEL ADDRESS:	0050 BEALE ST,
	TOPIC:	Decline in Value
	CURRENT ASSESSMENT:	$175,099,320.00
	APPLICANT'S OPINION:	$91,600,000.00
	TAXABLE YEAR:	2003
	APPEAL TYPE:	Real Property
	ROLL TYPE:	REGULAR

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 22, 2005 To Tuesday, February 22, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0564
APPLICANT:	GAP, INC. dba BANANA REPUBLIC
PARCEL NO.:	2001201910
PARCEL	00000256 00000000 GRANT AVE, 0000
TOPIC:	
CURRENT ASSESSMENT:	$24,615,986.00
APPLICANT'S	$1,220,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1226
APPLICANT:	GAP, INC. dba BANANA REPUBLIC
PARCEL NO.:	2002201962
PARCEL	00000256 00000000 GRANT AVE, 0000
TOPIC:	
CURRENT ASSESSMENT:	$20,020,266.00
APPLICANT'S	$9,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0157
APPLICANT:	MOSTEN MANAGEMENT COMPANY c/o RREEF MANAGEMENT
PARCEL NO.:	0228 039
PARCEL	0475 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$109,438,375.00
APPLICANT'S	$45,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1079
APPLICANT:	WAI, JOHN
PARCEL NO.:	0297 009
PARCEL	0693 0000 SUTTER ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$4,800,000.00
APPLICANT'S	$1,600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1080
APPLICANT:	WAI, JOHN
PARCEL NO.:	0297 009
PARCEL	0693 0000 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,993,920.00
APPLICANT'S	$1,600,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1372
APPLICANT:	FANG, FLORENCE
PARCEL NO.:	0342 007
PARCEL	0982 0998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,090,505.00
APPLICANT'S	$4,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1959
APPLICANT:	CHASE, STEVEN
PARCEL NO.:	0762 059
PARCEL	601 0000 VAN NESS AVE, 59
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S	$291,832.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 22, 2005 To Tuesday, February 22, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1071
APPLICANT:	MIRIWA CENTER INVESTMENTS
PARCEL NO.:	0161 051
PARCEL	0728 PACIFIC AVE, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,267,684.00
APPLICANT'S	$2,083,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1072
APPLICANT:	MIRIWA CENTER INVESTMENTS
PARCEL NO.:	0161 082
PARCEL	0728 PACIFIC AVE, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,488,129.00
APPLICANT'S	$662,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1789
APPLICANT:	55 FIFTH STREET CORPORATION
PARCEL NO.:	3705 039
PARCEL	0055 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,788,494.00
APPLICANT'S	$9,161,112.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1791
APPLICANT:	PATEL, NASIR
PARCEL NO.:	3731 019
PARCEL	1040 1044 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,188,025.00
APPLICANT'S	$755,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1795
APPLICANT:	YOUNTCHI, ZEIN
PARCEL NO.:	0025 017
PARCEL	0721 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,256,135.00
APPLICANT'S	$800,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1799
APPLICANT:	LAUB, ARNOLD
PARCEL NO.:	0176 006
PARCEL	0807 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,455,213.00
APPLICANT'S	$2,202,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, February 22, 2005 at 9:30 a.m.

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Present: Peter Fatooh, Alec Lambie and Gordon Huseby

Quorum present

Chairperson: Alec Lambie, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-1372	Florence Fang	A.V.Lowered (Assessor) by a 2-1 vote, with member Huseby dissenting.
2003-1959	Steven Chase	Denied (No show)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2001-0564	Gap, Inc (Banana Republic)	Postponed
2002-1226	Gap, Inc (Banana Republic)	Postponed
2003-0157	Mosten Management Co.	Withdrawn
2003-1079	John Wai	Postponed
2003-1080	John Wai	Postponed

There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Thursday, February 24, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 28, 2005

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 23, 2005 To Wednesday, February 23, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1823
APPLICANT:	BUITRAGO, SANTIAGO
PARCEL NO.:	3576 076
PARCEL	0080 0082 SYCAMORE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$779,688.00
APPLICANT'S	$25,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1824
APPLICANT:	BUITRAGO, SANTIAGO
PARCEL NO.:	3576 076
PARCEL	0080 0082 SYCAMORE ST,
TOPIC:	
CURRENT ASSESSMENT:	$779,688.00
APPLICANT'S	$25,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1825
APPLICANT:	BUITRAGO, SANTIAGO
PARCEL NO.:	3576 076
PARCEL	0080 0082 SYCAMORE ST,
TOPIC:	
CURRENT ASSESSMENT:	$795,270.00
APPLICANT'S	$25,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 23, 2005 at 2:00 p.m.

Present: Adrienne Lacau , Richard Lee, and John McGary

Quorum present

Chairperson: Richard Lee, Presiding

Deputy City Attorney: Paul Zarefsky

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-1823	Santiago Buitrago	A.V.Lowered (Board)
2003-1824	Santiago Buitrago	A.V.Lowered (Board)
2003-1825	Santiago Buitrago	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 4:50 p.m., recessed to reconvene Friday, April 1, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, April 1, 2005

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 24, 2005 To Thursday, February 24, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0405
APPLICANT:	FORTY-FIVE FREMONT ASSOCIATES c/o SHORENSTEIN
PARCEL NO.:	3710 019
PARCEL	0045 0000 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$178,752,141.00
APPLICANT'S	$93,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 24, 2005 To Thursday, February 24, 2005
9:30 AM (ALL DAY)

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 24, 2005 at 9:35 a.m.

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Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the year at issue being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0405	Forty-Five Fremont Associates	A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 10:48 a.m., recessed to reconvene Friday, February 25, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 2, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

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AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, FEBRUARY 25, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

1) Public Comment on any agenda item.

2) Fourth Pre-Hearing Conference with the Assessor's office and the Applicant/Agent in preparation of the evidentiary hearing for the below listed applications (pursuant to Property Tax Rule 305.2). This meeting is for discussion and possible action regarding whether or not the data presented and exchanged between the parties while negotiating the base year value when construction was completed is considered confidential in nature.

A) APPLICATION: 2003-0001 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980690 ADDRESS:
CURRENT ASSESSMENT: $337,719,998 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2002 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

B) APPLICATION: 2003-0002 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980689 ADDRESS:
CURRENT ASSESSMENT: $331,098,037 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2001 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

C) APPLICATION: 2003-1096 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2003704723 ADDRESS:
CURRENT ASSESSMENT: $ 344,474,398 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2003 ROLL TYPE: Regular APPEAL TYPE: Possessory Interest

DATE POSTED
FEB 16 2005

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the pre-hearing conference of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, February 25, 2005 at 9:44 a.m.

Present: Peter Fatooh, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

The Board opened its meeting at 9:44 a.m. and having no public in attendance for comment, the Board held a fourth pre-hearing conference with the parties to discuss whether or not the information and data exchanged between the parties while negotiating the 2000 base year value is relevant to the 2001, 2002 and 2003 valuation proceedings currently pending at issue before the Board. Discussions were also held regarding whether or not the issues and data from the 2000 base year negotiations are considered to be confidential in nature.

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At the hour of 11:30 a.m. the Board went into closed session to deliberate the above two items that were discussed. The Board reconvened in open session at 11:57 a.m., and took the following action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Co.	Will continue to deliberate, in closed session on Monday, 2/28/05, the two discussion items from today's meeting
2003-0002	China Basin Ballpark Co.	Will continue to deliberate, in closed session on Monday, 2/28/05, the two discussion items from today's meeting
2003-1096	China Basin Ballpark Co.	Will continue to deliberate, in closed session on Monday, 2/28/05, the two discussion items from today's meeting

There being no further business, the Board, at the hour of 12:03 p.m., recessed to reconvene Monday, February 25, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board February 28, 2005

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 28, 2005 To Tuesday, March 01, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1401
APPLICANT:	STATE STREET BANK & TRUST COMPANY OF CA c/o CHARLES
PARCEL NO.:	3738 012
PARCEL	0215 0000 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$157,524,000.00
APPLICANT'S	$95,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0632
APPLICANT:	STATE STREET BANK & TRUST COMPANY OF CA c/o CHARLES
PARCEL NO.:	3738 012
PARCEL	0215 0000 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$160,674,480.00
APPLICANT'S	$80,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 23 2005
Assessment Appeals Board

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 02, 2005 To Wednesday, March 02, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0267
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL	0345 0000 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$166,780,879.00
APPLICANT'S	$82,329,875.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0268
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL	0345 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,483,778.00
APPLICANT'S	$9,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 02, 2005 To Wednesday, March 02, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0269
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL	0345 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,143,235.00
APPLICANT'S	$13,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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MAR 28 2005

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 2, 2005 at 9:44 a.m.

Present: Peter Fatooh, Gordon Huseby and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for the year at issue being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0267	345 California, LP	Continued to 1:30 p.m.
2003-0268	345 California, LP	Continued to 1:30 p.m.
2003-0269	345 California, LP	Continued to 1:30 p.m.

RECESS

At the hour of 12:15 p.m., the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Carol Ruth Silver, Peter Fatooh and Gordon Huseby

Quorum present

Chairperson: Carol Ruth Silver, Presiding

The Board convened in open session, continuing with the evidentiary proceedings from the morning session. At the hour of 1:50 p.m., the Board went into closed session to deliberate valuation on the following applications. The Board reconvened in open session at the hour of 2:40 p.m., and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0267	345 California, LP	A.V.Lowered (Board) by a 2-1 vote, with member Huseby dissenting
2003-0268	345 California, LP	A.V.Lowered (Board) by a 2-1 vote, with member Huseby dissenting
2003-0269	345 California, LP	A.V.Lowered (Board) by a 2-1 vote, with member Huseby dissenting

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Thursday, March 3, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 23, 2005

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 PRE-HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, MARCH 2, 2005
12:00 PM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes. The Board may limit the total time allocated for public comment.

1. Public Comment on any agenda item.

2. Closed session with legal counsel (pursuant to Revenue and Taxation Code Section 1605.4) to review the parties' declarations, affidavits and objections, if any, pertaining to testimony and/or information regarding confidential trade secrets from the applicant, from a third party, or from an expert witness for the following applications:

   A) APPLICATION: 2003-0001 APPLICANT: China Basin Ballpark Company
   PARCEL NO.: 2002980690 ADDRESS:
   CURRENT ASSESSMENT: $337,719,998 APPLICANT'S OPINION: $200,000,000
   TAXABLE YEAR: 2002 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

   B) APPLICATION: 2003-0002 APPLICANT: China Basin Ballpark Company
   PARCEL NO.: 2002980689 ADDRESS:
   CURRENT ASSESSMENT: $331,098,037 APPLICANT'S OPINION: $200,000,000
   TAXABLE YEAR: 2001 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

   C) APPLICATION: 2003-1096 APPLICANT: China Basin Ballpark Company
   PARCEL NO.: 2003704723 ADDRESS:
   CURRENT ASSESSMENT: $ 344,474,398 APPLICANT'S OPINION: $200,000,000
   TAXABLE YEAR: 2003 ROLL TYPE: Regular APPEAL TYPE: Possessory Interest

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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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LOBBYIST REGISTRATION AND REPORTING REQUIREMENTS - Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317;Web site www.sfgov.org/ethics.

ACCESSIBILITY – The hearing room is wheelchair accessible.

Agenda* / Notice of Assessment Appeals Board

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 03, 2005 To Thursday, March 03, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0623
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0107 007
PARCEL	1155 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,507,475.00
APPLICANT'S	$23,251,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
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PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0624
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL	1160 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,643,964.00
APPLICANT'S	$11,592,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 23 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0625
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL	1265 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,568,661.00
APPLICANT'S	$4,070,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0626
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL	0101 0000 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,221,240.00
APPLICANT'S	$22,865,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0627
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL	1355 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,031,588.00
APPLICANT'S	$3,309,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 PRE-HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MARCH 3, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public Comment on any agenda item.

2. Closed session with legal counsel (pursuant to Revenue and Taxation Code Section 1605.4) to review additional documents submitted by the parties in response to the Board's February 28, 2005 request regarding confidential trade secrets from the applicant, from a third party, or from an expert witness for the following applications, and regarding previous meetings between the parties for the purpose of establishing the 2000 base year value for the following applications:

A) APPLICATION: 2003-0001 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980690 ADDRESS:
CURRENT ASSESSMENT: $337,719,998 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2002 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

B) APPLICATION: 2003-0002 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980689 ADDRESS:
CURRENT ASSESSMENT: $331,098,037 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2001 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

C) APPLICATION: 2003-1096 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2003704723 ADDRESS:
CURRENT ASSESSMENT: $ 344,474,398 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2003 ROLL TYPE: Regular APPEAL TYPE: Possessory Interest

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MARCH 4, 2005
9:30 AM

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1) Public Comment on any agenda item.

2) Fifth and final Pre-Hearing Conference with the Assessor's office and the Applicant/Agent for the below listed applications (pursuant to Property Tax Rule 305.2). This meeting is for discussion and possible action regarding the declarations, affidavits and objections, if any, pertaining to the confidentiality of applicant's trade secrets and/or trade secrets from a third party or expert witness. May also involve discussion and possible action on any other matters that need to be addressed and/or resolved prior to the March 7, 2005 commencement of the evidentiary hearing on the merits of valuation.

A) APPLICATION: 2003-0001 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980690 ADDRESS:
CURRENT ASSESSMENT: $337,719,998 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2002 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

B) APPLICATION: 2003-0002 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2002980689 ADDRESS:
CURRENT ASSESSMENT: $331,098,037 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2001 ROLL TYPE: Escape APPEAL TYPE: Possessory Interest

C) APPLICATION: 2003-1096 APPLICANT: China Basin Ballpark Company
PARCEL NO.: 2003704723 ADDRESS:
CURRENT ASSESSMENT: $ 344,474,398 APPLICANT'S OPINION: $200,000,000
TAXABLE YEAR: 2003 ROLL TYPE: Regular APPEAL TYPE: Possessory Interest

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Assessment Appeals Board

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).

5) Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, March 07, 2005 To Friday, March 11, 2005
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0001
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980690
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$337,719,998.00
APPLICANT'S OPINION:	$200,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0002
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2002980689
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$331,098,037.00
APPLICANT'S OPINION:	$200,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

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MAR 0 1 2005
Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, March 07, 2005 To Friday, March 11, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1096
APPLICANT:	CHINA BASIN BALLPARK COMPANY, LLC
PARCEL NO.:	2003704723
PARCEL ADDRESS:	GIANTS BALLPARK AT CHINA BASIN ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,474,398.00
APPLICANT'S OPINION:	$200,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 7, 2005 at 9:43 a.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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Having no public comment, the Board commenced the evidentiary hearing on merits of valuation affecting the various roll years at issue and with the below listed applicant being present. Assessor Teng presented an opening statement on behalf of her office. The Board then heard evidence and testimony from John A. Clifford, MAI appraiser and expert witness for the Assessor's office. The Board took certain action, as specified under this date, on the original applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-0002	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-1096	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.

RECESS

At the hour of 12:02 p.m., the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:34 p.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session, continued to hear evidence and testimony from John Clifford, expert witness for the Assessor. The Board then began to hear the cross-examination of Mr. Clifford by Peter Kanter, the Applicant's representative. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 3/8/05
2003-0002	China Basin Ballpark Company, LLC	Continued to 3/8/05
2003-1096	China Basin Ballpark Company, LLC	Continued to 3/8/05

There being no further business, the Board, at the hour of 4:02 p.m., recessed to reconvene Tuesday, March 8, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 8, 2005 at 9:40 a.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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MAR 28 2005

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3/8/05

Having no public comment and with the below listed applicant being present and heard, the Board continued its evidentiary hearing on merits of valuation affecting the various roll years at issue with Peter Kanter, Applicant's representative, resuming his cross-examination of John Clifford, MAI appraiser and witness for the Assessor's office. The Board then took certain action, as specified under this date, on the original applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-0002	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-1096	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.

RECESS

At the hour of 11:55 a.m., the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session, continued to hear Mr. Kanter's cross-examination of the Assessor's witness, Mr. Clifford, after which the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2003-0001	China Basin Ballpark Company, LLC	Continued to 3/9/05
2003-0002	China Basin Ballpark Company, LLC	Continued to 3/9/05
2003-1096	China Basin Ballpark Company, LLC	Continued to 3/9/05

There being no further business, the Board, at the hour of 4:16 p.m., recessed to reconvene Wednesday, March 9, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 9, 2005 at 9:45 a.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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Having no public comment and with the below listed applicant being present and heard, the Board continued its evidentiary hearing on merits of valuation affecting the various roll years at issue. Applicant's representative, Peter Kanter, completed his cross-examination of John Clifford, MAI appraiser and witness for the Assessor. The Board then heard redirect testimony from Mr. Clifford for the Assessor, followed by cross-redirect by Mr. Kanter of Mr. Clifford.

Following the testimony of Mr. Clifford, the Board heard testimony from Alex Tharayil, Chief Appraiser, representing the Assessor. At the hour of 11:20 a.m. the Board went into closed session to deliberate the relevance and admission of Assessor's Exhibit Q into the record as evidence. The Board reconvened in open session at 11:30 a.m. and ruled in favor of the Applicant, determining that Assessor's Exhibit Q will not be admitted as evidence for these proceedings. A motion was made by the Applicant to seal Exhibit Q as a confidential document so it is not made available to the public. The Assessor did not oppose Applicant's motion. The Board determined that Assessor's Exhibit Q was confidential in nature, and as such sealed the document from public access. After Mr. Kanter began his cross-examination of Mr. Tharayil, the Board took certain action, as specified under this date, on the original applications:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-0002	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-1096	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.

RECESS

At the hour of 12:03 p.m., the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:37 p.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session, the Board continued to hear the Assessor's redirect testimony from Mr. Tharayil. The Board then heard testimony from the Assessor's next witness, Mr. Bill Rhoda, a sports industry consultant, followed by cross-examination of Mr. Rhoda by Mr. Kanter, applicant's representative. After hearing the Assessor's redirect testimony from Mr. Rhoda, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 3/10/05
2003-0002	China Basin Ballpark Company, LLC	Continued to 3/10/05
2003-1096	China Basin Ballpark Company, LLC	Continued to 3/10/05

There being no further business, the Board, at the hour of 3:42 p.m., recessed to reconvene Thursday, March 10, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 10, 2005 at 9:35 a.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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Having no public comment and with the below listed applicant being present and heard, the Board continued its evidentiary hearing on merits of valuation affecting the various roll years at issue. At the beginning of the proceedings, the Assessor's office confirmed that they concluded their case-in-chief presentation and asked to have the Assessor's submitted exhibits moved into the record as evidence. The Applicant's representative, Peter Kanter, objected to Exhibit Q. The Board concurred and accepted Assessor's exhibits A through P as evidence in these proceedings.

The Board heard opening remarks from Mr. Kanter, after which it heard testimony from the Applicant's first witness, Mr. John Yee, Chief Financial Officer for the Giants, followed by the Assessor's cross-examination of Mr. Yee. The Board then heard testimony from the Applicant's next witness, Mr. Andrew Zimbalist, a sports economists and professor. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-0002	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.
2003-1096	China Basin Ballpark Company, LLC	Continued to 1:30 p.m.

RECESS

At the hour of 11:50 a.m. the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session, the Board continued hearing testimony from Mr. Zimbalist, witness for the Applicant. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 3/11/05
2003-0002	China Basin Ballpark Company, LLC	Continued to 3/11/05
2003-1096	China Basin Ballpark Company, LLC	Continued to 3/11/05

There being no further business, the Board, at the hour of 4:20 p.m., recessed to reconvene Friday, March 11, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, March 11, 2005 at 9:04 a.m.

Present: Peter Fatooh, Alec Lambie, Diane Robinson & Hayes Miles (Alternate)

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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Having no public comment and with the below listed applicant being present and heard, the Board continued its evidentiary hearing on merits of valuation affecting the various roll years at issue. The Board resumed hearing the Assessor's cross-examination of Andrew Zimbalist, witness for the Applicant, followed by the redirect testimony of Mr. Zimbalist by Peter Kanter, Applicant's representative. The Board then heard testimony from the Applicant's next witness, Richard Johnson, formerly with the State Board of Equalization, followed by the beginning of the Assessor's cross-examination of Mr. Johnson. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2003-0001	China Basin Ballpark Company, LLC	Continued to 4/11/05
2003-0002	China Basin Ballpark Company, LLC	Continued to 4/11/05
2003-1096	China Basin Ballpark Company, LLC	Continued to 4/11/05

There being no further business, the Board, at the hour of 11:54 a.m., recessed to reconvene Monday, March 14, 2005 at 10:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, March 14, 2005 To Wednesday, March 16, 2005
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1082
APPLICANT:	BRE ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,284,334.00
APPLICANT'S OPINION:	$116,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1083
APPLICANT:	BRE ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,106,664.00
APPLICANT'S OPINION:	$29,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0099
APPLICANT:	BRE ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$230,066,985.00
APPLICANT'S OPINION:	$124,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0100
APPLICANT:	BRE ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,052,702.00
APPLICANT'S OPINION:	$105,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1829
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$90,520,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1830
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$201,480,000.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, March 14, 2005 To Wednesday, March 16, 2005
9:30 AM (ALL DAY)

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1831
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$72,416,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1832
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$92,330,399.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1833
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,177,006.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1834
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,207,076.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Monday, March 14, 2005 To Wednesday, March 16, 2005
9:30 AM (ALL DAY)

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1835
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$96,060,547.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Adele Destro by mail to Interim Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Ms. Destro or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 15, 2005 at 9:41 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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Having no public comment and with the below listed applicant, through its agent, Patrick Chambers, being present and heard, the Board resumed the evidentiary hearing effecting the 1999 and 2000 supplemental assessments for the subject property at issue, with the Applicant continuing its cross-examination of the Assessor, followed by brief redirect testimony by the Assessor. The Board then began hearing evidence and testimony from Patrick Chambers for the valuation of the 1999 and 2000 supplemental assessments on behalf of the Applicant. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued
2002-1083	BRE-St. Francis, LLC	Continued
2003-0099	BRE-St. Francis, LLC	Continued
2003-0100	BRE-St. Francis, LLC	Continued
2003-1829	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1830	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1831	BRE-St. Francis, LLC	Continued to 1:30 p.m.
2003-1832	BRE-St. Francis, LLC	Continued
2003-1833	BRE-St. Francis, LLC	Continued
2003-1834	BRE-St. Francis, LLC	Continued
2003-1835	BRE-St. Francis, LLC	Continued

RECESS

At the hour of 11:32 a.m. the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:32 p.m.

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session, the Board continued hearing evidence and testimony from the Applicant regarding the 1999 and 2000 supplemental assessments. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued
2002-1083	BRE-St. Francis, LLC	Continued
2003-0099	BRE-St. Francis, LLC	Continued
2003-0100	BRE-St. Francis, LLC	Continued
2003-1829	BRE-St. Francis, LLC	Continued to 3/16/05
2003-1830	BRE-St. Francis, LLC	Continued to 3/16/05
2003-1831	BRE-St. Francis, LLC	Continued to 3/16/05
2003-1832	BRE-St. Francis, LLC	Continued
2003-1833	BRE-St. Francis, LLC	Continued
2003-1834	BRE-St. Francis, LLC	Continued
2003-1835	BRE-St. Francis, LLC	Continued

There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Wednesday, March 16, 2005 at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 16, 2005 at 9:06 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

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Having no public comment and with the below listed applicant, through its agent, Patrick Chambers, being present and heard, the Board resumed the evidentiary hearing effecting the 1999 and 2000 supplemental assessments for the subject property at issue, the Board heard testimony from Jonathan Grey of Blackstone Real Estate Advisors, witness for the Applicant. Following the Assessor's cross-examination of Mr. Grey and redirect testimony by Mr. Chambers of Mr. Grey, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued
2002-1083	BRE-St. Francis, LLC	Continued
2003-0099	BRE-St. Francis, LLC	Continued
2003-0100	BRE-St. Francis, LLC	Continued
2003-1829	BRE-St. Francis, LLC	Continued to 1:00 p.m.
2003-1830	BRE-St. Francis, LLC	Continued to 1:00 p.m.
2003-1831	BRE-St. Francis, LLC	Continued to 1:00 p.m.
2003-1832	BRE-St. Francis, LLC	Continued
2003-1833	BRE-St. Francis, LLC	Continued
2003-1834	BRE-St. Francis, LLC	Continued
2003-1835	BRE-St. Francis, LLC	Continued

RECESS

At the hour of 11:35 a.m. the Board recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:07 p.m.

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session (except Applicant's witness, Mr. Grey), the Board resumed hearing evidence and testimony from Applicant's agent, Mr. Chambers, for the valuation of the supplemental assessments for the property at issue. The Assessor began its cross-examination of Mr. Chambers, at which point the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued
2002-1083	BRE-St. Francis, LLC	Continued
2003-0099	BRE-St. Francis, LLC	Continued
2003-0100	BRE-St. Francis, LLC	Continued
2003-1829	BRE-St. Francis, LLC	Continued to 3/24/05
2003-1830	BRE-St. Francis, LLC	Continued to 3/24/05
2003-1831	BRE-St. Francis, LLC	Continued to 3/24/05
2003-1832	BRE-St. Francis, LLC	Continued
2003-1833	BRE-St. Francis, LLC	Continued
2003-1834	BRE-St. Francis, LLC	Continued
2003-1835	BRE-St. Francis, LLC	Continued

There being no further business, the Board, at the hour of 3:37 p.m., recessed to reconvene Friday, March 18, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 18, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 18, 2005
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0975
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A256
PARCEL ADRESS:	1177 CALIFORNIA ST,
TOPIC:	Propose Stipulation Agreement for Decline in Value
CURRENT ASSESSMENT:	$2,103,758.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0976
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A257
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Proposed Stipulation Agreement for Decline in Value.
CURRENT ASSESSMENT:	$899,058.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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MAR 1 , 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 18, 2005
9:30 AM

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0977
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A258
PARCEL ADRESS:	1177 CALIFORNIA ST,
TOPIC:	Proposed Stipulation Agreement for Decline in Value.
CURRENT ASSESSMENT:	$347,861.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0978
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A259
PARCEL ADRESS:	1177 CALIFORNIA ST,
TOPIC:	Proposed Stipulation Agreement for Decline in Value.
CURRENT ASSESSMENT:	$339,612.00
APPLICANT'S OPINION:	$210,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0979
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A260
PARCEL ADRESS:	1177 CALIFORNIA ST,
TOPIC:	Proposed Stipulation Agreement for Decline in Value.
CURRENT ASSESSMENT:	$213,099.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) CLOSED SESSION – to review, discuss and take possible action on::

APPLICATION:	2003-0849
APPLICANT:	CB-Entertainment Partners
PARCEL NO.:	3706 061
PARCEL ADDRESS:	735 MARKET STREET
TAXABLE YEAR:	2003 Change in Ownership / Base Year Appeal
CURRENT ASSESSMENT:	$17,790,000.00
APPLICANT'S OPINION:	$5,674,576

TOPIC: Review with legal counsel (pursuant to Revenue and Taxation Code Section 1605.4) the additional documents submitted by the parties in response to the Board's January 5, 2005 request regarding the legal issue of whether or not the October 2001 event constituted a change in ownership and reassessable event. (A hearing on the merits of valuation to be scheduled at a later date.)

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Friday, March 18, 2005 at 9:30 a.m.

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Present: Diane Robinson, Hayes Miles and David Wilbur

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2003-0975	Cal-Jones Properties	Stipulation Approved (by a 2-1 vote, with member Wilbur dissenting
2003-0976	Cal-Jones Properties	Stipulation Approved (by a 2-1 vote, with member Wilbur dissenting
2003-0977	Cal-Jones Properties	Stipulation Approved (by a 2-1 vote, with member Wilbur dissenting
2003-0978	Cal-Jones Properties	Stipulation Approved (by a 2-1 vote, with member Wilbur dissenting
2003-0979	Cal-Jones Properties	Stipulation Approved (by a 2-1 vote, with member Wilbur dissenting
2004-1638	James Uffelman	Rejected, Invalid Application

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Monday, March 21, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 23, 2005

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 23, 2005 To Wednesday, March 23, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0184
APPLICANT:	MACK-CALI REALTY CORPORATION
PARCEL NO.:	3735 059
PARCEL	0687 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,952,209.00
APPLICANT'S	$31,835,100.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
MAR 1 5 2005
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 23, 2005 To Wednesday, March 23, 2005
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0180
APPLICANT:	MACK-CALI REALTY CORPORATION
PARCEL NO.:	3751 105
PARCEL	0765 0000 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,067,384.00
APPLICANT'S	$19,891,255.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0181
APPLICANT:	MACK-CALI REALTY CORPORATION
PARCEL NO.:	3751 112
PARCEL	0765 0000 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,393,630.00
APPLICANT'S	$356,356.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 23, 2005 To Wednesday, March 23, 2005
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0182
APPLICANT:	MACK-CALI REALTY CORPORATION
PARCEL NO.:	3751 155
PARCEL	0315 0327 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,348,257.00
APPLICANT'S	$5,349,166.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, March 23, 2005 at 9:35 a.m.

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Present: Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application:

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3/23/05

Appeal No.	Name	Disposition
2003-0184	Mack-Cali Realty Corporation	Submitted

RECESS

There being no further business, the Board, at the hour of 10:50 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Alec Lambie, Peter Fatooh, and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0180	Mack-Cali Realty Corporation	A.V.Lowered (Assessor)
2003-0181	Mack-Cali Realty Corporation	A.V.Lowered (Assessor)
2003-0182	Mack-Cali Realty Corporation	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 2:00 p.m., recessed to reconvene Thursday, March 24, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator'

Approved by the Board March 25, 2005

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 24, 2005 To Friday, March 25, 2005
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0166
APPLICANT:	TST 555 / 575 MARKET, LLC
PARCEL NO.:	3708 057
PARCEL	0555 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$90,308,800.00
APPLICANT'S	$26,059,700.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0167
APPLICANT:	TST 555 / 575 MARKET, LLC
PARCEL NO.:	3708 058
PARCEL	0575 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$110,365,632.00
APPLICANT'S	$46,435,300.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 15 2005
Assessment Appeals Board

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 24, 2005 at 9:08 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

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1/24/05

Having no public comment and with the below listed applicant, through its agent, Patrick Chambers, being present and heard, the Board resumed the evidentiary hearing effecting the 1999 and 2000 supplemental assessments for the subject property at issue, with the Assessor continuing its cross-examination of the Applicant's through its agent, Patrick Chambers. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued
2002-1083	BRE-St. Francis, LLC	Continued
2003-0099	BRE-St. Francis, LLC	Continued
2003-0100	BRE-St. Francis, LLC	Continued
2003-1829	BRE-St. Francis, LLC	Continued to 1:00 p.m.
2003-1830	BRE-St. Francis, LLC	Continued to 1:00 p.m.
2003-1831	BRE-St. Francis, LLC	Continued to 1:00 p.m.
2003-1832	BRE-St. Francis, LLC	Continued
2003-1833	BRE-St. Francis, LLC	Continued
2003-1834	BRE-St. Francis, LLC	Continued
2003-1835	BRE-St. Francis, LLC	Continued

RECESS

At the hour of 11:43 a.m. the Board recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:04 p.m.

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney Marie Blitz

Certified Court Reporter

The Board convened in open session, and with all the parties present from the morning session, the Board continued hearing Assessor's cross-examination of the Applicant's agent, Patrick Chambers, followed by rebuttal and redirect testimony. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued
2002-1083	BRE-St. Francis, LLC	Continued
2003-0099	BRE-St. Francis, LLC	Continued
2003-0100	BRE-St. Francis, LLC	Continued
2003-1829	BRE-St. Francis, LLC	Continued to 3/25/05
2003-1830	BRE-St. Francis, LLC	Continued to 3/25/05
2003-1831	BRE-St. Francis, LLC	Continued to 3/25/05
2003-1832	BRE-St. Francis, LLC	Continued
2003-1833	BRE-St. Francis, LLC	Continued
2003-1834	BRE-St. Francis, LLC	Continued
2003-1835	BRE-St. Francis, LLC	Continued

There being no further business, the Board, at the hour of 3:42 p.m., recessed to reconvene Friday, March 25, 2005 at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 4, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 408, City Hall
Thursday, March 24, 2005
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Continued hearing, discussion, and possible action involving:

APPLICATION:	2003-1829
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$90,520,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Continued hearing, discussion, and possible action involving:

APPLICATION:	2003-1830
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$201,480,000.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAR 17 2005
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 408, City Hall
Thursday, March 24, 2005
9:30 AM (ALL DAY)

3) Continued hearing, discussion, and possible action involving:

APPLICATION:	2003-1831
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$72,416,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, March 25, 2005 at 9:04 a.m.

Present: Peter Fatooh and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Marie Blits

Certified Court Reporter

Having no public comment and with the below listed applicant, through its agent, Patrick Chambers, being present and heard, the Board continued to hear rebuttal testimony from Mr. Chambers, followed by closing arguments from both parties. The Board instructed both parties to submit proposed findings of fact no later than 5:00 p.m., Friday, April 15, 2005, and then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-1082	BRE-St. Francis, LLC	Continued to 6/1/05
2002-1083	BRE-St. Francis, LLC	Continued to 6/1/05
2003-0099	BRE-St. Francis, LLC	Continued to 6/1/05
2003-0100	BRE-St. Francis, LLC	Continued to 6/1/05
2003-1829	BRE-St. Francis, LLC	Submitted
2003-1830	BRE-St. Francis, LLC	Submitted
2003-1831	BRE-St. Francis, LLC	Submitted
2003-1832	BRE-St. Francis, LLC	Continued to 6/1/05
2003-1833	BRE-St. Francis, LLC	Continued to 6/1/05
2003-1834	BRE-St. Francis, LLC	Continued to 6/1/05
2003-1835	BRE-St. Francis, LLC	Continued to 6/1/05

There being no further business, the Board, at the hour of 10:56 a.m., recessed to reconvene Monday, March 29, 2005 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 4, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 29, 2005
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Closed Session to deliberate and take possible action on the valuation for the following application (pursuant to Revenue and Taxation Code Section 1605.4):

APPLICATION:	2003-0184
APPLICANT:	MACK-CALI REALTY CORPORATION
PARCEL NO.:	3735 059
PARCEL ADDRESS:	0687 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,952,209
APPLICANT'S OPINION:	$31,835,100
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0197
APPLICANT:	ROWBOTHAM & CO. LLP
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,207,371.00
APPLICANT'S OPINION:	$3,713,182.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 23 2005
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0198
APPLICANT:	ROWBOTHAM & CO. LLP
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$173,189,145.00
APPLICANT'S OPINION:	$78,801,968.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, March 29, 2005 at 9:45 a.m.

Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blits

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for 2003 tax year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2003-0197	Rowbotham & Co., LLC	Continued to 1:30 p.m.
2003-0198	Rowbotham & Co., LLC	Continued to 1:30 p.m.

RECESS

At the hour of 12:03 p.m., the Board recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

Present: Alec Lambie, Diane Robinson and Carol Ruth Silver

Quorum present

Chairperson: Carol Ruth Silver, Presiding

Deputy City Attorney Marie Blits

The Board convened in open session, and with the parties present from the morning session, continued to hear evidence and testimony from the parties for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications.

Appeal No.	Name	Disposition
2003-0197	Rowbotham & Co., LLC	Continued to 4/6/05
2003-0198	Rowbotham & Co., LLC	Continued to 4/6/05

There being no further business, the Board, at the hour of 4:23 p.m., recessed to reconvene Monday, April 4, 2005, at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board April 4, 2005

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 31, 2005
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0134
APPLICANT:	SABEL, SYLVIA
PARCEL NO.:	0322 006B
PARCEL ADDRESS:	0430 HYDE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$2,900,000.00
APPLICANT'S OPINION:	$2,735,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0477
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0177 001
PARCEL ADDRESS:	0153 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,376,456.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 31, 2005
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0916
APPLICANT:	PASQUINELLI, GARY
PARCEL NO.:	0702 004
PARCEL ADDRESS:	1633 FILLMORE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$887,500.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0917
APPLICANT:	PASQUINELLI, GARY
PARCEL NO.:	0702 004
PARCEL ADDRESS:	1633 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$960,656.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0930
APPLICANT:	JONES, CLINTON
PARCEL NO.:	0775 017
PARCEL ADDRESS:	1394 - 1398 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,318,243.00
APPLICANT'S OPINION:	$1,832,220.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1623
APPLICANT:	A. HENRALLY PROP
PARCEL NO.:	0313 002
PARCEL ADDRESS:	0059 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,969,670.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 31, 2005
9:30 AM (ALL DAY)

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-1729
APPLICANT:	PRIME APARTMENT PROPERTIES, LLC
PARCEL NO.:	0740 011
PARCEL ADDRESS:	6500 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$853,128.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2004-1277
APPLICANT:	540 O'FARRELL STREET, LLC
PARCEL NO.:	0318 008
PARCEL ADDRESS:	0540 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,451,260.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0111
APPLICANT:	FONG REAL ESTATE COMPANY, LLC
PARCEL NO.:	0013 016
PARCEL ADDRESS:	0107 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,502,340.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0414
APPLICANT:	350 BUSH STREET LLC
PARCEL NO.:	0269 002
PARCEL ADDRESS:	0334 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,293.00
APPLICANT'S OPINION:	$470,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 31, 2005
1:30 PM

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0415
APPLICANT:	350 BUSH STREET LLC
PARCEL NO.:	0269 002A
PARCEL ADDRESS:	0344 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$668,269.00
APPLICANT'S OPINION:	$470,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0416
APPLICANT:	350 BUSH STREET LLC
PARCEL NO.:	0269 003
PARCEL ADDRESS:	0350 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,432,511.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0417
APPLICANT:	TEMPLE HOTEL LLC
PARCEL NO.:	0269 022
PARCEL ADDRESS:	0469 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,953.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0418
APPLICANT:	350 BUSH STREET LLC
PARCEL NO.:	0269 024
PARCEL ADDRESS:	0453 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,228,536.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
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8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0419
APPLICANT:	350 BUSH STREET LLC
PARCEL NO.:	0269 025
PARCEL ADDRESS:	0447 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,366,240.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0420
APPLICANT:	350 BUSH STREET LLC
PARCEL NO.:	0269 026
PARCEL ADDRESS:	0445 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$875,489.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2003
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